025.0	0006	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	908,200 / 908,200
					USE VALUE:	908,200 / 908,200
					ASSESSED:	908,200 / 908,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIGREGORIO DANIEL M/ TRUSTEE
Owner 2:	23-25 WINDSOR STREET REALTY TR
Owner 3:	
Street 1:	82 LEXINGTON AVE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	MARINO CARMELA/ ESTATE -
Owner 2:	-
Street 1:	82 LEXINGTON AVE
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02144

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 2516 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	452,200		456,000	908,200
Total Card	0.115	452,200		456,000	908,200
Total Parcel	0.115	452,200		456,000	908,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.04 | /Parcel: 361.04

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

17190

GIS Ref

GIS Ref

Insp Date

07/29/17

!2103!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	452,200	0	5,000.	456,000	908,200		Year end	12/23/2021
2021	104	FV	431,200	0	5,000.	456,000	887,200		Year End Roll	12/10/2020
2020	104	FV	431,300	0	5,000.	456,000	887,300	887,300	Year End Roll	12/18/2019
2019	104	FV	334,500	0	5,000.	484,500	819,000	819,000	Year End Roll	1/3/2019
2018	104	FV	334,500	0	5,000.	353,400	687,900	687,900	Year End Roll	12/20/2017
2017	104	FV	313,600	0	5,000.	307,800	621,400	621,400	Year End Roll	1/3/2017
2016	104	FV	313,600	0	5,000.	262,200	575,800	575,800	Year End	1/4/2016
2015	104	FV	278,600	0	5,000.	256,500	535,100	535,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:02:39

LAST REV

Date	Time
11/29/21	09:05:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2103

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIGREGORIO DANI	79118-329		11/10/2021	Convenience	1	No	No		
	11449-217		12/27/1967			No	No		ownership changes through probate Carmela Mar

USER DEFINED

Prior Id # 1:	17190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2009	956	New Wind	12,000					
4/8/2008	334	New Wind	1,778			G9	GR FY09	
6/21/2006	500	Re-Roof	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	264	PATRIOT
10/11/1999	Measured	264	PATRIOT
8/11/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11958849
Const Adj.:	0.98000199
Adj $ / SQ:	197.496
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655341
Depreciation:	203156
Depreciated Total:	452185

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

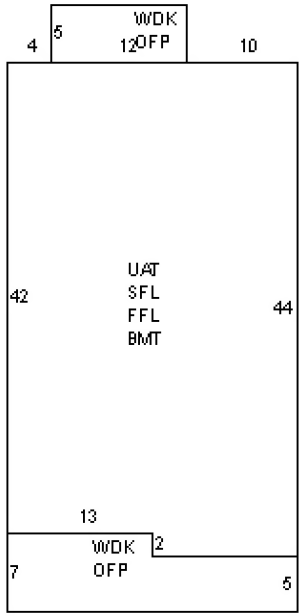
No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	197.50
Special Features:	0	Val/Su Net:	111.21
Final Total:	452200	Val/Su SzAd	202.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,118	59.250	66,240
FFL	First Floor	1,118	197.500	220,800
SFL	Second Floor	1,118	197.500	220,800
UAT	Upper Attic	280	138.250	38,640
OFP	Open Porch	216	23.660	5,110
WDK	Deck	216	10.420	2,250

Net Sketched Area:	4,066			Total:	553,840
Size Ad	2236	Gross Area	4904	FinArea	2516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

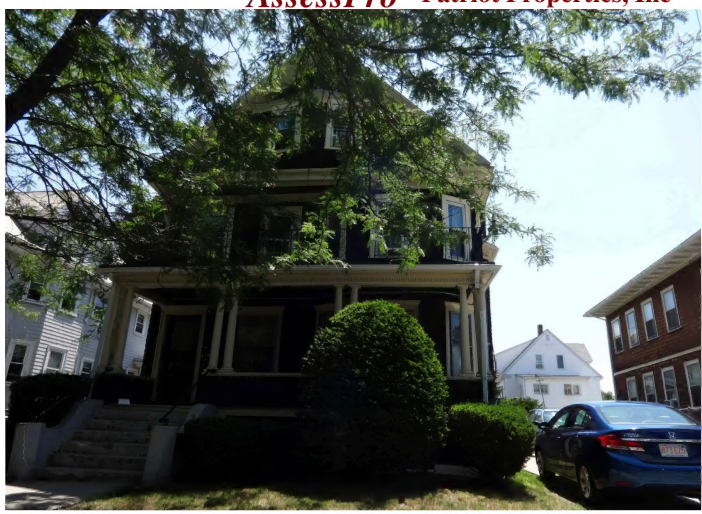
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

025.0-0006-0019.0

IMAGE

AssessPro Patriot Properties, Inc